

TOWN OF BIG FLATS  
PLANNING BOARD  
MEETING MINUTES

JANUARY 3, 2012

TOWN HALL  
MEETING ROOM  
6:30PM

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MEMBERS PRESENT: Lance Muir, Angela Piersimoni, Carl Masler, Jim Ormiston,  
Scott Esty, Bob Byland, Dave Seely

MEMBERS ABSENT: None

STAFF PRESENT: Tim Gilbert, Brenda Belmonte

GUESTS: John Hunter, Daniel P. Panosian, Carl L. Carson, James Gensel, Mike McDonnell

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Minutes

**Motion by Esty, seconded by Ormiston, to approve the minutes of December 6, 2011, as amended, Discussion, None, Motion Carries 7-0.**

**RESOLUTION P-2012-01  
HICKORY VIEW APARTMENTS  
PRELIMINARY/SUBDIVISION**

**Tax Parcel # 57.04-1-7.11/ 58.01-2-27/ 58.01-1-61.2**

Resolution by: Byland

Seconded by: Esty

**WHEREAS**, The Town of Big Flats Planning Board has received an application from Arnot Realty for site plan approval on the above parcels located within the BNR district on Sept 15, 2011; and

**WHEREAS**, the Town of Big Flats Planning Board has reviewed the site plan at its regular meeting and has evaluated several considerations; and

**WHEREAS**, the proposed action is Type I action pursuant to SEQR 6 NYCRR Part 617.20; and

**WHEREAS**, that the Planning Board of the Town of Big Flats hereby declares itself as lead agency and has notified all agencies involved, pursuant to the provisions of SEQR 6 NYCRR Part 617.20,; and

**FURTHER RESOLVED**, the Town of Big Flats Planning Board accepts the Jan 3rd, 2011 Staff Comments as finding of fact and grants preliminary site plan approval with the following conditions:

- SWPP review and approval
- SEQR
- County Review
- Fagan Review and Staff Report

**CARRIED:**    **AYES:** Muir, Masler, Ormiston, Piersimoni, Esty, Byland, Seely

**NAYS:** None

Dated: Tues January 3, 2012  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

Discussion:

Mike McDonnell, of Larson Design, referred to the modifications made to the December 16, 2011 submission. A support building has been added along with a central utility building. The first phase is expected to begin in February, 2012. The proposed through road will be built to town specs and private drives will be added for each unit. The proposal includes eight units in each building, totaling 14 bedrooms over two floors.

Seely asked what the procedure would be for trash collection.

McDonnell said it will be each apartment's responsibility to take their garbage to the appropriate area. The number of central locations has not yet been determined.

**RESOLUTION P-2012-02**  
**COLONIAL DRIVE HOTEL**  
**PRELIMINARY SITE PLAN**  
**Tax Parcel # 58.01-2-28.1**

Resolution by: Piersimoni

Seconded by: Seely

**WHEREAS**, The Town of Big Flats Planning Board has received an application from Manir Properties for site plan approval on the above parcels located within the BR district on Dec 15, 2011; and

**WHEREAS**, the Town of Big Flats Planning Board has reviewed the site plan at its regular meeting and has evaluated several considerations; and

**WHEREAS**, the proposed action is Type I action pursuant to SEQR 6 NYCRR Part 617.20; and

**WHEREAS**, that the Planning Board of the Town of Big Flats hereby declares itself as lead agency and has notified all agencies involved, pursuant to the provisions of SEQR 6 NYCRR Part 617.20,; and

**FURTHER RESOLVED**, the Town of Big Flats Planning Board accepts the Jan 3rd, 2011 Staff Comments as finding of fact and grants preliminary site plan approval with the following conditions:

- SWPP review and approval
- SEQR
- County Review
- Hunt Review and Staff Report

CARRIED: AYES: Muir, Masler, Ormiston, Piersimoni, Esty, Byland, Seely

NAYS: None

Dated: Tues January 3, 2012

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

**Motion by Piersimoni, seconded by Seely, to adjourn at 8:00pm, Discussion, None, Motion Carries 7-0.**

Meeting adjourned at 8:01pm.